



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
February 28, 2017

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

- 8:30 Reception for Alternative Dispute Resolution Month, Lambert Conference Center, Conference Room # 8
- 9:30 Presentations
- 10:00 Report on General Assembly Activities
- 10:30 Presentation on the Mission, Programs, and Committees of the Metropolitan Washington Council of Governments (COG)
- 10:40 Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
- 10:50 Items Presented by the County Executive
- 11:00 Matters Presented by Board Members
- 11:50 Closed Session

3:30 p.m. MACS RETAIL LLC, SEA Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 95-H-013 previously approved for a Service Station, Quick Service Food Store and a waiver of the minimum lot width requirement to permit modification of development conditions. Located at 2601 Quincy Adams Rd., Herndon, 20171 on approx. 40,163 sq. ft. of land zoned C-6. Hunter Mill District. Tax Map 25-4 ((01)) 0002-C.

To Be Deferred to July 25, 2017 at 3:30 p.m. - PCA 2011-PR-011-02 - CITYLINE PARTNERS LLC, PCA Appl. to amend the proffers and conditions for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 4.57. Located in the S.E. quadrant of the intersection of Colshire Dr. and Dolley Madison Blvd. on approx. 6.21 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map. 30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.).

3:30 p.m. PCA 2003-HM-046-03 and CDPA 2003-HM-046 - WOODLAND PARK PARCEL I, L.P. AND NVR, INC., PCA and CDPA Appls. to amend the proffers and conceptual development plan for RZ 2003-HM-046 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.92. Located on the E. side of Corporate Oak Dr., approx. 700 ft. N. of its intersection with Sunrise Valley Dr. on approx. 5.89 ac. of land zoned PDC. Comp. Plan Rec: Residential mixed use at 1.5 FAR and mixed use at 0.7 FAR. Hunter Mill District. Tax Map 016-4 ((1)) 43, 45pt., 46pt. (Concurrent with PCA 2000-HM-044-02 and CDPA 2000-HM-044).

3:30 p.m. PCA 2000-HM-044-02 and CDPA 2000-HM-044 - WOODLAND PARK PARCEL I, L.P. AND NVR, INC., PCA and CDPA Appls. to amend the proffers and conceptual development plan for RZ 2000-HM-044 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.92. Located on the S. side of Dulles Toll Rd. and W. side of Monroe St. on approx. 25.71 ac. of land zoned PDC. Comp. Plan Rec: Residential mixed use at 1.5 FAR and mixed use at 0.7 FAR. Hunter Mill District. Tax Map 016-4 ((1)) 45pt. and 46pt. (Concurrent with PCA 2003-HM-046-03, CDPA 2003-HM-046).

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1) Establish and define a new principal land use of Craft Beverage Production Establishments to include facilities licensed in accordance with Title 4.1 of the Code of Virginia, where beer, wine, cider, mead, distilled spirits, or other similar beverages are brewed, fermented, or distilled in quantities not to exceed 15,000 barrels of beer (Note: advertised to permit the Board to consider any quantity up to 20,000 barrels), or 36,000 gallons of distilled spirits, wine, cider, or mead annually. 2) Include craft beverage production establishments as a permitted use in the C-5, C6, C-7, C-8, C-9, PDC, PRC, PRM, PTC, I-3, I-4, I-5, and I-6 Zoning Districts; and establish appropriate use limitations which may include, but is not necessarily limited to: a) Production shall be limited to no more than 5,000 barrels of beer or 5,000 gallons of distilled spirits, wine, cider or mead annually for establishments located in commercial and planned development districts. (Note: advertised to permit the Board to consider an alternative option in planned development districts to allow the Board to modify these limits in conjunction with the approval of a development plan.) b) Tasting rooms consisting of up to 30% of the total gross floor area of the establishment may be permitted as an accessory use in industrial districts. Any accompanying food served shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating. c) In commercial and planned development districts, production activities and the area devoted to such activities shall be accessory to an on-site tasting room. (Note: advertised to permit the Board to consider an alternative option in the planned development districts to state that a tasting room shall be required, but the production activities and the area devoted to such activities would not be required to be accessory to the tasting room.) d) Retail sales may be permitted in industrial districts as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment. e) Parking in industrial districts shall be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance for the portion of the establishment devoted to production activities, and in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance for the portion of the establishment devoted to a tasting room. f) Parking in commercial and planned development districts shall be provided in accordance with the parking requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance. g) Storage of materials used in the production process shall only be permitted within a completely enclosed structure. 3) Include food and beverage manufacturing, production and processing establishments as a permitted use in the I-4 District, rather than as a special exception use as currently permitted. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Allow indoor archery ranges, fencing, and other similar recreational uses as a secondary use in the PDH Districts, provided such uses are represented on an approved final development plan; and allow indoor archery ranges, fencing, and other similar indoor recreational uses as Group 5 Commercial Recreation Uses that may be permitted by right in a PDH district, provided such uses are represented on an approved final development plan. For the convenience of the public, access to the full text will also be available for review at the

County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Graham Residential Permit Parking District, District 34. The proposed amendment will expand the District boundaries to include the following street block faces: Elmwood Drive from Stuart Drive to Jonson Road, south side only; and Lawrence Drive from Elmwood Drive to Fenwick Road. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Providence District).

4:00 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Culmore Residential Permit Parking District, District 9. The proposed amendment will expand the District boundaries to include the following street block face: Pinetree Terrace from Blair Road to the southern property boundary of 3516 Pinetree Terrace, west side only. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Mason District).

4:30 p.m. Public hearing to consider the conveyance of the Board-owned property in the Dranesville Magisterial District, located at 1311 Spring Hill Road in McLean and identified by Tax Map No. 0291 20 C, to the Fairfax County Park Authority.

4:30 p.m. Public hearing concerning consideration of a request to endorse a funding plan for transportation improvements related to the Reston Phase I Comprehensive Plan Amendment (Reston Transportation Funding Plan). The proposed Reston Transportation Funding Plan addresses the \$2.27 billion (in 2016 dollars) need for transportation infrastructure improvements to support the land use recommendations in the Reston Phase I Comprehensive Plan Amendment. The proposed plan allocates roughly \$1.2 billion of the improvements over 40 years from public funds – Federal, State, local, and regional funds that are anticipated for countywide transportation projects. It also recommends that approximately \$1.07 billion of the cost for these improvements be raised from private funds – sources of revenue that are generated within the Reston Transit Station Areas (TSAs): Wiehle-Reston East, Reston Town Center, and Herndon Transit Station Area and used exclusively for transportation improvements in the Reston TSAs. These private revenues would include developer contributions through actual construction, a transportation road fund that would collect contributions from new developments in the Reston TSAs, and a transportation service tax district that would allow the Board to levy and collect an annual tax from all property owners in the Reston TSAs. The proposed Reston Transportation Funding Plan includes initial rates for the Road Fund and Service District. These proposed initial rates, however, are subject to Board approval. Specifically, the Board will take a separate action to approve the Road Fund Guidelines and, following a separate public hearing, create the Service District. The initial rates included in the proposed Transportation Funding Plan are as follows: Road Fund: Residential per Dwelling Unit Rate: \$2,090 Commercial per Square Foot Rate: \$9.56 It is anticipated that these rates would be adjusted annually, based on inflation. Service District: Rate per \$100 of Assessed Value: \$0.021 The proposed funding plan assumes this rate would remain flat during the life of the service district; however, the actual rate would be adopted annually by the Board of Supervisors. Property outside the Reston TSAs would be unaffected by the service district. More information about the development of the Reston Transportation Funding Plan can be found here: <http://www.fairfaxcounty.gov/fcdot/restonnetworkanalysis/> Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Hunter Mill and Dranesville Districts)

4:30 p.m. Public hearing regarding an ordinance to rescind the Cooperative Agreement between the Fairfax County Board of Supervisors and the Town of Herndon, Virginia, and the Cooperative Agreement between the Fairfax County Board of Supervisors and the Town of Vienna, Virginia, that were approved by the Board on March 25, 2014, and to enter into a new Cooperative Agreement with the Towns of Herndon and Vienna to share revenues collected through the County-wide Stormwater Service District and authorizing the County Executive to execute and administer such new agreement and corresponding ordinance. As part of the Fiscal Year 2010 (FY 2010) Budget, the Board of Supervisors created a Stormwater Service District to provide a dedicated source of funds to meet Federal and State stormwater related mandates. The Stormwater Service District included all the areas within the Towns of Herndon and Vienna. In 2012, the Virginia General Assembly adopted a law that allows the Towns to require the County to provide the Towns all Stormwater Service District fees collected from properties within the town limits. The County and the Towns have determined that a regional approach and sharing of revenues collected through the Service District will be more cost effective and environmentally sound than three independent programs. In general, the County will continue to set the Stormwater Service District rate, collect the revenues, and implement stormwater projects on a County-wide basis. The County also will continue to assume each Town's responsibilities to meet the Chesapeake Bay Total Maximum Daily Loads (TMDLs) established by the State, and the County will provide each Town with 25 percent of the revenue collected from properties within the each Town to be used by the Towns for stormwater services. The County will use the remaining 75 percent of the revenues to implement and maintain projects on a County-wide basis to meet all three localities' requirements under the Chesapeake Bay TMDL, as well as other TMDLs assigned to local waters.

4:30 p.m. RZ 2011-MV-033 - LORTON VALLEY III, LLC, RZ Appl. to rezone from R-1 to R-5 to permit residential development with a total density of 1.36 dwelling units per acre (du/ac). Located on the W. side of I-95, directly N. and S. of Dixon St., on approx. 38.28 ac. of land. Comp. Plan Rec: Residential, 1-2 du/ac. Mt. Vernon District. Tax Maps 107-4 ((1)) 83, 84, 98, and 98A and a vacated portion of Sanger St. public rights-of-way.

4:30 p.m. Public hearing to consider the disposition of property owned by the Board of Supervisors ("Board") consisting of approximately 1.32 acres identified as Tax Maps 61-2 ((19)) parcels 5A and 11A ("Board Property") to Columbia Crossroads L.P., an affiliate of Weissberg Development Corporation ("Columbia Crossroads") in accordance with Va. Code Ann § 15.2-1800 (2012) in connection with a Real Estate Exchange Agreement ("REEA") between the Board and Columbia Crossroads concerning the Board Property and a portion of property identified as Tax Maps 61-2 ((1)) parcels 113, 113A, 113C and 114 and 61-4 ((30)) parcels 15 and 17. A copy of the proposed REEA and a summary of the transactions contemplated by that agreement are available for review in the Office of the Clerk to the Board of Supervisors in the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22046.

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the

Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.